

# \$839,900 - 304, 211 Quarry Way Se, Calgary

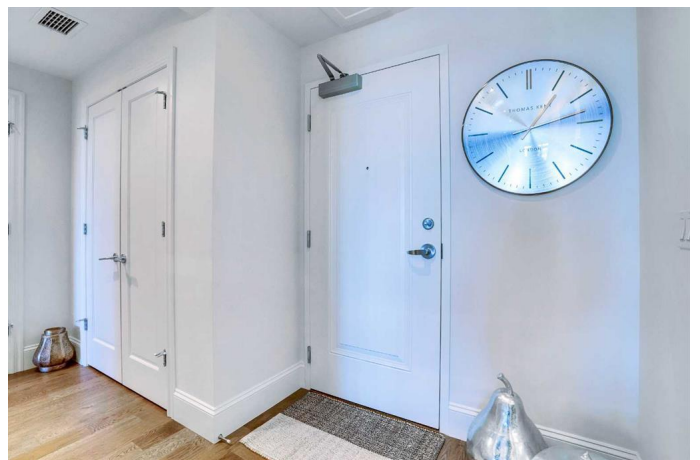
MLS® #A2201308

**\$839,900**

2 Bedroom, 2.00 Bathroom, 1,319 sqft  
Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

FIRST TIME ON THE MARKET!!! Beautiful 1320 sq ft 2 bedroom executive condo located in the prestigious Champagne Building (Concrete Building) in Quarry Park. Upon entering the unit you can't help but notice the huge open well laid out floor plan that includes custom millwork and quality workmanship throughout this gorgeous home. Features include wide plank flooring, granite counters, stunning detailed ceiling and so much more. The gourmet Chef's kitchen offers full sized cabinets, large island with breakfast bar and includes top of the line stainless steel appliances including a gas stove. The kitchen also features a desk area making this a perfect workstation. This large 2 bedroom floor plan includes luxurious en-suite bathrooms for both bedrooms each with their own walk-in closets. The generous sized living room boasts lots of light that flows seamlessly through the unit and offers access through the sliding patio doors to a large balcony with lots of room for BBQing and relaxation. This unit also offers titled underground secured heated parking (Stall conveniently located across from elevator) and a separate titled storage room. Also located in the parkade is a 2 bay car wash!! The building also offers a separate storage room for bicycles plus a 2 bay car wash. Located next to a nature reserve and right on the Bow River city maintained Pathway system which makes for a very short commute downtown on your bicycle!! Just a couple minute walk to the off leash Sue Higgins Dog



Park and Carburn Park where one can canoe and fish in the summer and skate in the winter!! Centrally located in Calgary and just a 15 minute drive to downtown and a 25 minute drive to anywhere in the city!! Quarry Park is also located on the Green Line with quick access to Deerfoot, Stoney and Glenmore Trails. Walk to work, YMCA, Library, Co-Op, Sobeys, banks and restaurants. Pet Friendly Building!! Don't delay this won't last!!

Built in 2015

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2201308          |
| Price          | \$839,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,319             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 304, 211 Quarry Way Se |
| Subdivision | Douglasdale/Glen       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C 5M6                |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Park, Secured Parking, Bicycle Storage, Car Wash, Picnic Area |
| Parking Spaces | 1   |
| Parking        | Parkade, Underground  |

# of Garages 1

### **Interior**

Interior Features Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage, Crown Molding

Appliances Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Baseboard, Boiler

Cooling Central Air

# of Stories 5

### **Exterior**

Exterior Features Balcony

Construction Concrete, Stone

### **Additional Information**

Date Listed March 12th, 2025

Days on Market 30

Zoning DC

HOA Fees 26

HOA Fees Freq. MON

### **Listing Details**

Listing Office TREC The Real Estate Company

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.